



Harris & AssociatesSM

SHAPING THE FUTURE ONE PROJECT AT A TIMESM

Preliminary Engineer's Report

for

Chapala Street Underground Utility Assessment District

**Prepared under the provisions of the
Municipal Improvement Act of 1913**

For the

City of Santa Barbara
County of Santa Barbara, California

September 16, 2010

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AGENCY: CITY OF SANTA BARBARA

PROJECT: CHAPALA STREET UNDERGROUND UTILITY ASSESSMENT DISTRICT

TO: CITY COUNCIL

**ENGINEER'S "REPORT" PURSUANT TO THE
PROVISIONS OF SECTIONS 2961 AND 10204
OF THE STREETS AND HIGHWAYS CODE**

The purposes of this Assessment District is to provide financing to underground power, telephone and cable facilities in the area generally described as Chapala Street Underground Utility District, which includes the utilities in and connected to North Chapala Street from Constance Avenue to Mission Street, Quinto Street from De La Vina Street to State Street, Los Olivos Street from North Chapala Street to State Street, and American Avenue and Las Rosas Lane. The proposed underground utility improvements will provide conversion to an upgraded utility system and will enhance neighborhood aesthetics, improve emergency ingress and egress, and provide new and upgraded facilities.

The construction of these improvements will conform to existing City of Santa Barbara, Southern California Edison, Verizon and Cox Communication standards. By virtue of such improvements, the proposed improvements are of special and direct benefit to these properties.

Pursuant to the provisions of Article XIIID of the State Constitution, Part 7.5 of the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931", being Division 4 of the Streets and Highways Code of the State of California, and the "Municipal Improvement Act of 1913", being Division 12 of said Code, and the Resolution of Intention, adopted by the City Council of the CITY OF SANTA BARBARA, State of California, in connection with the proceedings for Chapala Street Underground Utility Assessment District (hereinafter referred to as the "Assessment District"), I, Joan E. Cox, P.E., a Registered Professional Engineer and authorized representative of Harris & Associates, the duly appointed Engineer of Work, herewith submits the "Report" for the Assessment District, consisting of six (6) parts as stated below.

PART I

This part contains the plans and specifications which describe the general nature, location and extent for the proposed improvements to be constructed, and are filed herewith and made a part hereof. Said plans and specifications are on file in the Office of the Engineering Division of the Public Works Department.

PART II

This part contains an estimate of the cost of the proposed improvements, including capitalized interest, if any, incidental costs and expenses in connection therewith as set forth herein and attached hereto.

PART III

This part consists of the following information:

- A. A proposed assessment of the total amount of the costs and expenses of the proposed improvements upon the several subdivisions of land within the Assessment District, in proportion to the special benefits to be received by such subdivisions from said improvements, which is set forth upon the assessment roll filed herewith and made a part hereof.
- B. The total amount, as near as may be determined, of the total principal sum of all unpaid special assessments and special assessments required or proposed to be levied under any completed or pending assessment proceedings, other than that contemplated for the Assessment District, which would require an investigation and report under the "Special Assessment Investigation, Limitation and Majority Protest Act of 1931" against the total area proposed to be assessed.
- C. The total true value, determined from the latest Assessor's roll, of the parcels of land and improvements which are proposed to be assessed.

PART IV

This part contains the proposed maximum annual administrative assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the CITY OF SANTA BARBARA, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration and registration of any associated bonds and reserve or other related funds, or both.

PART V

This part contains a map showing the boundaries of the Assessment District, and a diagram showing the Assessment District, the boundaries and the dimensions of the subdivisions of land within said Assessment District, as the same existed at the time of the passage of the Resolution of Intention. The Boundary Map and Assessment Diagram are filed herewith and made a part hereof, and part of the assessment.

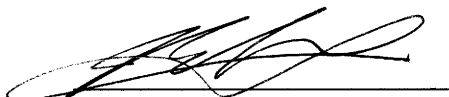
PART VI

This part shall consist of the following information:

- A. Description of facilities
- B. Right-of-Way Certificate
- C. Environmental Certificate

This report is submitted on September 16, 2010.

HARRIS & ASSOCIATES



JOANE E. COX, P.E.
R.C.E. No. 41965
ENGINEER OF WORK
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

Preliminary approval by the CITY COUNCIL of the CITY OF SANTA BARBARA, CALIFORNIA, on the ____ day of _____, 2010.

CITY CLERK
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

Final approval by the CITY COUNCIL of the CITY OF SANTA BARBARA, CALIFORNIA, on the ____ day of _____, 2010.

CITY CLERK
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

Part I Plans and Specifications

The plans and specifications to construct the utility undergrounding improvements, and any ancillary improvements thereof, for the area generally described as Chapala Street Underground Utility Assessment District, describe the general nature, location and extent of the improvements for this Assessment District are referenced herein and incorporated as if attached and a part of this Report. This are includes the utilities in and connected to North Chapala Street from Constance Avenue to Mission Street, Quinto Street from De La Vina Street to State Street, Los Olivos Street from North Chapala Street to State Street, and American Avenue and Las Rosas Lane.

Said Plans and Specifications for the improvements are on file in the office of the Engineering Division of the Public Works Department.

Part II Cost Estimate

	Estimated Costs	
	Preliminary	Confirmed
DESIGN COSTS		
Southern California Edison	\$25,000	
Verizon Communications	\$14,000	
Cox Communications	\$2,500	
Survey	\$13,443	
Environmental Review	\$324	
Phase 1 Archeological Report	\$5,020	
Subtotal	\$60,287	
CONSTRUCTION COSTS		
Southern California Edison (Cable)	\$1,250,000	
Verizon Communications (Cable)	\$699,545	
Cox Communications (Cable)	\$46,387	
Utility Design Credit	-\$41,500	
Civil Work (Conduit & Structures)	\$1,549,441	
Construction Contingency (10%)	\$350,387	
City Construction Management & Inspection (10%)	\$154,944	
Subtotal	\$4,009,204	
Total Design and Construction Costs	\$4,069,491	
Estimated Utility Contribution for Equivalent Overhead System	-\$350,000	
Additional City Contribution for General Benefits	-\$227,461	
Balance of Design and Construction Costs	\$3,492,030	
ADMINISTRATIVE / INCIDENTAL EXPENSES		
Assessment Engineering	\$49,400	
Establishment Costs	\$20,000	
City Project Coordination and Administration	\$14,995	
Bond Counsel	\$30,000	
Disclosure Counsel	\$25,000	
Paying Agent	\$3,000	
Dissemination Agent	\$3,000	
Financial Printing, Registration, and Filing Fees	\$5,000	
Financial Advisor	\$25,000	
Printing, Advertising, Notices	\$500	
Contingency (~10%)	\$16,275	
Subtotal	\$192,170	
FINANCING COSTS		
Underwriter's Discount (1.5%)	\$65,400	
Bond Reserve (8%)	\$348,800	
Funded Interest (12 months @ 6%)	\$261,600	
Subtotal	\$675,800	
TOTAL AMOUNT	\$4,360,000	

Part III Assessment Roll and Method of Assessment Spread

WHEREAS, on _____ the City Council of the CITY OF SANTA BARBARA, State of California, did, pursuant to the provisions of the 1913 Act "Municipal Improvement Act of 1913", being Division 12 of the Streets and Highways Code, of the State of California, adopt its Resolution of Intention No. _____, for the installation and construction of certain public improvements, together with appurtenances and appurtenant work in connection therewith, in a special assessment district known and designated as CHAPALA STREET UNDERGROUND UTILITY ASSESSMENT DISTRICT (hereinafter referred to as the "Assessment District"); and

WHEREAS, said Resolution of Intention, as required by law, did direct the Engineer of Work to make and file a "Report", consisting of the following as required by Section 10204 of the Act:

- a. Plans
- b. Specifications
- c. Cost Estimates
- d. Assessment Diagram showing the Assessment District and the subdivisions of land therein;
- e. A proposed assessment of the costs and expenses of the works of improvement levied upon the parcels within the boundaries of the Assessment District;
- f. The proposed maximum annual assessment to be levied upon each subdivision or parcel of land within the Assessment District to pay the costs incurred by the City and not otherwise reimbursed resulting from the administration and collection of assessments or from the administration and registration of any associated bonds and reserve or other related funds.

For particulars, reference is made to the Resolution of Intention as previously adopted.

NOW, THEREFORE, I, Joan E. Cox, the authorized representative of HARRIS & ASSOCIATES, pursuant to Article XIID of the California Constitution and the "Municipal Improvement Act of 1913", do hereby submit the following:

1. Pursuant to the provisions of law and the Resolution of Intention, I have assessed the costs and expenses of the works of improvement to be performed in the Assessment District upon the parcels of land in the Assessment District specially benefited thereby in direct proportion and relation to the special benefits to be received by each of said parcels. For particulars as to the identification of said parcels, reference is made to the Assessment Diagram, a copy of which is attached hereto and incorporated herein.
2. As required by law, a Diagram is hereto attached, showing the Assessment District, as well as the boundaries and dimensions of the respective parcels and subdivisions of land within said District as the same existed at the time of the passage of said Resolution of Intention, each of which subdivisions of land or parcels or lots respectively have been given a separate number upon said Diagram and in said Assessment Roll.

3. The subdivisions and parcels of land the numbers therein as shown on the respective Assessment Diagram as attached hereto correspond with the numbers as appearing on the Assessment Roll as contained herein.
4. NOTICE IS HEREBY GIVEN that bonds will be issued in accordance with Division 10 of the Streets and Highways Code of the State of California (the "Improvement Bond Act of 1915"), to represent all unpaid assessments, which bonds shall be issued in one or more series, each with a term not to exceed the legal maximum term as authorized by law, THIRTY-NINE (39) YEARS from the 2nd day of September next succeeding twelve (12) months from their date. Said bonds shall bear interest at a rate not to exceed the current legal maximum rate of 12% per annum.

The bonds may be issued in more than one series, depending upon duration of the improvement work and related considerations.

5. By virtue of the authority contained in said "Municipal Improvement Act of 1913", and by further direction and order of the legislative body, I hereby recommend the following Assessment to cover the costs and expenses of the works of improvement for the Assessment District based on the costs and expenses as set forth below:

	As Preliminarily Approved	As Confirmed
Estimated Cost of Design and Construction:	\$4,069,491	
Estimated Contribution:	(\$577,461)	
Estimated Incidental Expenses:	\$192,170	
Estimated Financial Costs:	\$675,800	
Estimated Total to Assessment:	\$4,360,000	

For particulars as to the individual assessments and their descriptions, reference is made to Table 1 (Assessment Roll) attached hereto.

6. The Method of Spread of Assessment is as set forth in the exhibit identified as Part III (Exhibit 1), which is attached hereto, referenced and so incorporated.

Table 1
Assessment Roll

Asmt No.	Assessor's Parcel Number	Total True Value*	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
1	250-230-03	\$533,173	\$0	\$44,930.23		12
2	25023004	\$734,016	\$0	\$55,322.01		13
3	25023005	\$380,554	\$0	\$56,625.54		7
4	25023006	\$356,274	\$0	\$57,772.65		6
5	25023007	\$552,909	\$0	\$59,180.47		9
6	25023008	\$1,015,593	\$0	\$60,640.43		17
7	25023017	\$962,465	\$0	\$53,742.12		18
8	25031001	\$363,784	\$0	\$23,500.12		15
9	25031012	\$982,630	\$0	\$46,927.25		21
10	25031011	\$341,112	\$0	\$58,659.06		6
11	25031010	\$396,159	\$0	\$58,659.06		7
12	25031009	\$532,817	\$0	\$48,908.62		11
13	25031008	\$1,509,000	\$0	\$48,908.62		31
14	25031007	\$858,939	\$0	\$48,908.62		18
15	25031006	\$566,923	\$0	\$48,908.62		12
16	25031013	\$891,359	\$0	\$26,070.69		34
17	25031014	\$1,152,579	\$0	\$26,070.69		44
18	25031004	\$797,392	\$0	\$34,762.66		23
19	25071006	\$1,700,282	\$0	\$36,498.97		47
20	25071005	\$681,463	\$0	\$39,106.04		17
21	25071004	\$260,623	\$0	\$39,106.04		7
22	25071003	\$78,915	\$0	\$39,106.04		2
23	25071002	\$588,731	\$0	\$39,106.04		15
24	25062001	\$67,161	\$0	\$14,458.81		5
25	25062002	\$232,028	\$0	\$19,448.74		12
26	25062003	\$228,270	\$0	\$26,070.69		9
27	25062004	\$555,021	\$0	\$26,070.69		21
28	25062005	\$681,000	\$0	\$26,070.69		26
29	25062006	\$645,052	\$0	\$39,106.04		16
30	25062007	\$130,588	\$0	\$39,106.04		3
31	25062008	\$328,920	\$0	\$39,106.04		8
32	25062009	\$239,676	\$0	\$39,106.04		6
33	25062010	\$99,073	\$0	\$39,106.04		3
34	25062011	\$317,002	\$0	\$39,106.04		8
35	25062012	\$945,000	\$0	\$21,727.31		43
36	25071001	\$387,005	\$0	\$28,677.76		13
37	25071026	\$88,403	\$0	\$28,677.76		3
38	25071025	\$1,043,551	\$0	\$28,677.76		36
39	25071024	\$658,918	\$0	\$58,659.06		11
40	25071023	\$855,660	\$0	\$58,659.06		15
41	25071022	\$1,065,731	\$0	\$58,659.06		18
42	25071021	\$793,343	\$0	\$39,106.04		20
43	25071020	\$810,000	\$0	\$26,070.69		31

* Total True Value is the 2009 Assessed Value per the Santa Barbara County Assessor

Asmt No.	Assessor's Parcel Number	Total True Value*	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
44	25071019	\$88,084	\$0	\$17,378.72		5
45	25113006	\$59,550	\$0	\$15,642.42		4
46	25113007	\$943,000	\$0	\$28,625.62		33
47	25113008	\$926,320	\$0	\$27,478.51		34
48	25113009	\$407,322	\$0	\$35,195.43		12
49	25113010	\$1,043,551	\$0	\$35,195.43		30
50	25113011	\$671,000	\$0	\$32,588.37		21
51	25113012	\$146,242	\$0	\$32,588.37		4
52	25113013	\$83,160	\$0	\$32,588.37		3
53	25121001	\$457,207	\$0	\$17,764.57		26
54	25121014	\$307,611	\$0	\$30,242.00		10
55	25121013	\$580,631	\$0	\$30,242.00		19
56	25121012	\$759,163	\$0	\$30,242.00		25
57	25121011	\$361,202	\$0	\$28,677.76		13
58	25121010	\$106,576	\$0	\$19,709.44		5
59	25183003	\$782,000	\$0	\$24,334.38		32
60	25183004	\$415,867	\$0	\$36,498.97		11
61	25183005	\$340,198	\$0	\$69,243.76		5
62	25183006	\$1,221,398	\$0	\$59,076.19		21
63	25183007	\$514,992	\$0	\$27,243.87		19
64	25183009	\$428,671	\$0	\$32,989.85		13
65	25183010	\$231,944	\$0	\$27,937.35		8
66	25191001	\$854,000	\$0	\$24,334.38		35
67	25191027	\$778,132	\$0	\$36,498.97		21
68	25191026	\$130,928	\$0	\$36,498.97		4
69	25191025	\$67,945	\$0	\$36,498.97		2
70	25191024	\$2,347,989	\$0	\$36,498.97		64
71	25191023	\$485,981	\$0	\$36,498.97		13
72	25191022	\$514,356	\$0	\$36,498.97		14
73	25191021	\$874,000	\$0	\$36,498.97		24
74	25191020	\$87,694	\$0	\$36,498.97		2
75	25191019	\$588,997	\$0	\$39,888.16		15
76	25191018	\$595,113	\$0	\$31,024.12		19
77	25191017	\$840,700	\$0	\$31,024.12		27
78	25191016	\$175,865	\$0	\$31,024.12		6
79	25191015	\$547,578	\$0	\$31,024.12		18
80	25191014	\$88,352	\$0	\$31,024.12		3
81	25191013	\$231,390	\$0	\$33,266.20		7
82	25191012	\$307,563	\$0	\$25,132.15		12
83	25241006	\$520,788	\$0	\$15,642.42		33
84	25241031	\$444,285	\$0	\$26,070.69		17
85	25241003	\$6,783,079	\$0	\$26,070.69		260
86	25241002	\$1,143,046	\$0	\$26,070.69		44
87	25233005	\$590,459	\$0	\$18,770.90		31
88	25233006	\$273,907	\$0	\$28,156.35		10
89	25233007	\$98,887	\$0	\$40,566.00		2
90	25233008	\$94,368	\$0	\$55,165.58		2

* Total True Value is the 2009 Assessed Value per the Santa Barbara County Assessor

Asmt No.	Assessor's Parcel Number	Total True Value*	Existing Liens	Assessments as Preliminarily Approved	Assessments as Confirmed and Recorded	Value to Lien Ratio
91	25233009	\$174,060	\$0	\$55,426.29		3
92	25233010	\$352,169	\$0	\$36,498.97		10
93	25233011	\$866,009	\$0	\$40,201.01		22
94	25233012	\$282,906	\$0	\$40,409.57		7
95	25233013	\$833,578	\$0	\$27,285.59		31
96	25241001	\$844,618	\$0	\$26,070.69		32
97	25241030	\$64,849	\$0	\$26,070.69		2
98	25241029	\$433,962	\$0	\$26,070.69		17
99	25241028	\$75,456	\$0	\$26,070.69		3
100	25241027	\$319,407	\$0	\$26,070.69		12
101	25241026	\$398,228	\$0	\$26,070.69		15
102	25241025	\$217,180	\$0	\$26,070.69		8
103	25241024	\$273,233	\$0	\$26,070.69		10
104	25241023	\$937,361	\$0	\$26,070.69		36
105	25241022	\$244,613	\$0	\$26,070.69		9
106	25241021	\$113,423	\$0	\$26,070.69		4
107	25241020	\$63,207	\$0	\$26,070.69		2
108	25241019	\$389,561	\$0	\$26,070.69		15
109	25241018	\$1,172,000	\$0	\$17,378.72		67
110	25302003	\$655,267	\$0	\$19,224.53		34
111	25302004	\$303,533	\$0	\$35,195.43		9
112	25302005	\$502,920	\$0	\$57,824.80		9
113	25302006	\$679,698	\$0	\$57,511.95		12
114	25302007	\$1,123,562	\$0	\$57,094.82		20
115	25302008	\$304,270	\$0	\$57,564.09		5
116	25302009	\$128,683	\$0	\$16,476.68		8
117	25302010	\$73,262	\$0	\$16,476.68		4
118	25311001	\$286,072	\$0	\$17,378.72		16
119	25311022	\$365,776	\$0	\$26,070.69		14
120	25570001	\$563,000	\$0	\$21,169.40		27
121	25570002	\$521,872	\$0	\$21,169.40		25
122	25311023	\$1,826,214	\$0	\$114,971.81		16
123	25311018	\$708,885	\$0	\$17,467.36		41
124	25311017	\$517,391	\$0	\$23,463.62		22
		\$73,366,410	\$0	\$4,360,000.00		17

* Total True Value is the 2009 Assessed Value per the Santa Barbara County Assessor

Table 2
Debt Limit Valuation

A. ESTIMATED BALANCE TO ASSESSMENT	\$4,360,000
B. UNPAID SPECIAL ASSESSMENTS	\$0 *
TOTAL A & B	\$4,360,000
C. TRUE VALUE OF PARCELS	\$73,366,410 **
AVERAGE VALUE TO LIEN RATIO	17 :1

* Unpaid Special Assessments shall consist of the total principal sum of all unpaid special assessments previously levied or proposed to be levied other than in the instant proceedings.

** True Value of Parcels means the total value of the land and improvements as estimated and shown on the last equalized roll of the County or as otherwise reasonably calculated.

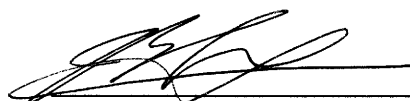
This report does not represent a recommendation of parcel value, economic viability or financial feasibility, as that is not the responsibility of the Assessment Engineer.

CERTIFICATION

I, the undersigned Assessment Engineer, do hereby certify that (i) the total amount of the principal sum of the special assessments proposed to be levied, together with the principal amount of previously levied special assessments, as set forth above, do not exceed one-half (1/2) the total true value of the parcels proposed to be assessed, and (ii) the amount proposed to be assessed upon any parcel does not exceed one-half of the true value of the parcel.

EXECUTED on September 16, 2010.

HARRIS & ASSOCIATES



JOAN E. COX, P.E.
R.C.E. No. 41965
ASSESSMENT ENGINEER
CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

Exhibit 1

Method and Formula of Assessment Spread

Since the improvements are to be funded by the levying of assessments, the "Municipal Improvement Act of 1913" and Article XIID of the State Constitution require that assessments must be based on the special benefit that the properties receive from the works of improvement. In addition, Section 4 of Article XIID of the State Constitution requires that a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Section 4 provides that only special benefits are assessable and the local agency levying the assessment must separate the general benefits from the special benefits. It also provides that parcels within a district that are owned or used by any public agency, the State of California, or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit. Neither the Act nor the State Constitution specifies the method or formula that should be used to apportion the costs to properties in any special assessment district proceedings.

The District was proposed by property owners who petitioned the City to form a District to underground the utility services.

The responsibility for recommending an apportionment of the costs to properties which specially benefit from the improvements rests with the Assessment Engineer, who is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. In order to apportion the assessments to each parcel in direct proportion with the special benefit which it will receive from the improvements, an analysis has been completed and is used as the basis for apportioning costs to each property within the Assessment District.

Based upon an analysis of the special benefit to be received by each parcel from the construction of the works of improvement, the Assessment Engineer recommends the apportionment of costs as outlined below. The final authority and action rests with the City Council after hearing all testimony and evidence presented at a public hearing, and tabulating the assessment ballots previously mailed to all record owners of property within the Assessment District. Upon the conclusion of the public hearing, the City Council must make the final determination whether or not the assessment spread has been made in direct proportion to the special benefits received by each parcel within the Assessment District. Ballot tabulation will be done at that time and, if a majority of the returned ballots weighted by assessment amount are not in opposition to the Assessment District, the City Council may form the Assessment District.

The following sections set forth the methodology used to apportion the costs of the improvements to each parcel.

SPECIAL BENEFITS

In further making the analysis, it is necessary that the properties receive a special benefit distinguished from general benefits conferred on real property located in the District or to the public at large.

The purpose of this Assessment District is to provide the financing to underground existing overhead electrical, telephone and cable facilities. These facilities are the direct source of service to most of the properties within the Assessment District.

The proposed replacement of existing overhead utility facilities (power, telephone and cable facilities) with underground facilities and removal of the existing utility poles and the overhead wires will provide a special benefit to the parcels connected to and adjacent to the facilities as follows:

- **Improved Property Access Benefit.** This special benefit relates to the enhancement of the roadway providing direct access to the property due to the removal of overhead wires and utility poles. This includes improved streetscape aesthetics (curb appeal) and improved emergency ingress and egress to properties.
- **Improved Connection Benefit.** All parcels that are directly connected to the utilities being underground receive this special benefit due to having all new wires and equipment and having that equipment underground, which reduces the threat of service interruption from downed lines. Properties down circuit from the utilities being undergrounded, but not directly connected to those utilities, are not considered to receive a special benefit.

Because of the topography and street layouts within this Assessment District, there are no scenic view benefits in which a property with a primary view of the Pacific Ocean or Sierra Padre Mountains is directly impacted by existing wires and/or poles within the view-shed so that the view would be enhanced with the removal of the wires and/or poles.

By virtue of such special benefits, the proposed improvements will provide a higher level of service, increase the desirability of the properties and will specifically enhance the values of the properties within the Assessment District. Therefore, the proposed improvements are of direct and special benefit to these properties.

GENERAL BENEFITS

Section 4 of Article XIID requires that the general benefits imparted by the utility undergrounding project be separated from the special benefits and that only the special benefit portion of the costs of the project be assessed against those parcels which are identified as receiving special benefits. Separating the general from the special benefits requires an examination of the facts and circumstances of the project and the property being assessed.

In this particular assessment district, the street along which most of the existing overhead utility facilities are being undergrounded (Chapala Street) is designated as a secondary arterial, and all other streets function as local streets. Chapala Street is approximately 4,200 feet in length, of the approximate 6,990 feet of roadways associated with this undergrounding project, which is approximately sixty percent (60%) of the total length. Furthermore, the City has an established network of arterial and secondary arterial streets which appear to function as intended to provide for the movement of traffic around and through the community at large without the need to utilize local streets for such purposes. Under these circumstances, any use of the local streets within the assessment district as "through" streets is incidental.

General benefits to the public in general from traveling in cars, on bikes or on foot along the portion of a utility undergrounding project that is on a major arterial roadway are quantified as fifty percent (50%) of that portion of the project on the Major Arterial. To calculate the portion of general benefits for a secondary or minor arterial, such as Chapala, we compared the average traffic volume within this stretch of Chapala Street (4,481 trips) with the average traffic volume of the same stretch of De Le Vina Street, which is designated a major arterial (9,472 trips). Based on this, the volume on Chapala is 47.3% of that on De Le Vina. Therefore, we assign 47.3% of 50% (which is 23.65%) to

calculate the general benefit associated with the through traffic on Chapala Street. As Chapala Street has 60% of the improvements, this translates to a total of 14.19% total General Benefits associated with the utility undergrounding improvements.

The properties situated within the assessment district are zoned residential and commercial. Under this circumstance, the impacts, both visual and safety, are largely isolated to those properties (and the persons who inhabit them) which front on the local streets, with only incidental impacts on those who visit the properties within the assessment district or who pass through the assessment district on trips originating outside the boundary and having a destination outside the boundary.

The utility company contributions equal 8.6% of the total design and construction cost, and therefore partially offsets the General Benefits associated with the Secondary Arterial roadway. The City will pay for the balance of the General Benefits attributable to the project.

Therefore, only the net amount of \$3,492,030, out of the \$4,069,491 total project design and construction costs, has been assessed as special benefit.

METHODOLOGY

Based upon the findings described above, the special benefit received by the properties within the boundaries of the Assessment District is the conversion from an overhead to an underground utility system resulting improved property access and improved connections which specially benefits the properties directly adjacent to and connected to the improvements.

Based on these conditions, it is our conclusion that the improvements specially benefit all assessed properties in the Assessment District.

To establish the benefit to the individual parcels within the Assessment District, the highest and best use of each property is considered. For example, a vacant property is considered developed to its highest potential and connected to the system.

The properties within this Assessment District have various land uses. Most of properties are zoned for either residential (single family homes, condominiums and multiple residential / apartments) or commercial uses.

There is a direct correlation between the size of a property and the extent to which a property may develop, which includes the size of the building or buildings that may be constructed on the property. The more a property is developed, the more it benefits from the proposed improvements. Because parcel size is one of the main limiting factors for what can be built on a property, or the extent the property is developed, the size of each parcel is used as the base unit for measuring benefit.

The area of each property has been rounded to the nearest 10 square feet (sf), which accounts for any minor area calculation inconsistencies.

The area of a condominium is calculated by taking the area of the base parcel and dividing by the number of condominiums. All benefits are attributed to the base parcel.

The special benefits from undergrounding the overhead utilities are segregated into two (2) distinct categories, which are discussed in more detail below.

A. Improved Property Access Benefit. This benefit relates to the improvements to the street providing direct access to the property. This includes improved streetscape aesthetics and

improved emergency ingress/egress to properties due to the removal of overhead wires and utility poles. This access benefit to properties is deemed to be the same for all properties because the increase in property desirability from the construction of the improvements is considered the same. Parcels that take direct access from a roadway with distribution facilities being underground are considered to receive special benefit from the undergrounding project. Therefore, these properties are assigned an Access Benefit Factor of one (1) for the Improved Property Access Benefit.

- B. Improved Connection Benefit.** This benefit relates to having all new wires, transformers and equipment and having that equipment underground, which reduces the threat of interrupted service resulting from downed utility poles and wires. When compared to overhead systems, fewer outages occur due to various acts of nature, traffic collisions and obstructions (such as trees). Also, the new underground utility system design allows the utility companies to evaluate current and projected demand in a district and to design the new system to increase and stabilize the supply capacity if necessary. This is considered a lesser benefit than the Improved Access Benefit; therefore, it is weighted less than that type of benefits. Therefore, properties are assigned a benefit factor of one-half (0.5) for the Improved Connection Benefit.

The special benefits from undergrounding the overhead utilities are segregated into the two (2) distinct categories, which are discussed above. All parcels within the District, except for the exceptions identified below, receive 1.5 of 1.5 benefits, which is a Total Benefit Factor of 1. Therefore, their rounded parcel areas are multiplied by 1 to calculate the "Assessed Parcel Area" on which costs are apportioned.

Based on the above, the benefit formula is as follows:

$$\left[\begin{array}{c} \text{Access} \\ \text{Benefit} \\ \text{Factor} \end{array} + \begin{array}{c} \text{Connection} \\ \text{Benefit} \\ \text{Factor} \end{array} \right] \div 1.5 = \begin{array}{c} \text{Total} \\ \text{Benefit} \\ \text{Factor} \end{array} \times \begin{array}{c} \text{Rounded} \\ \text{Parcel} \\ \text{Area} \end{array} = \begin{array}{c} \text{Assessed} \\ \text{Parcel} \\ \text{Area} \end{array}$$

Exceptions

The following exceptions to the above methodology, and are explained below.

1. Parcels that have a riser pole remaining adjacent to their property on streets that they take vehicular access from are considered to receive half the Improved Property Access Benefit and are assigned an Access Benefit Factor of one-half (0.5).
2. Parcels that have a riser pole remaining adjacent to their property on a street that they do not take vehicular access from, and the utility undergrounding project removes the overhead utility poles from the street that they do take vehicular access from, are considered to receive three-quarters of the Improved Property Access Benefit and are assigned an Access Benefit Factor of three-quarters (0.75).
3. Assessor's Parcel Number 25 121 010 (Asmt No. 58) is a church property and as such utilizes only about one-third of the parcel for developed church buildings, with the other two-thirds being used exclusively for parking. Therefore, this parcel is only about 33% utilized and is considered to receive only 33% of the benefit of other properties that are, or can be, utilized to the fullest

capacity of the property. Therefore, this parcel's benefit is calculated based on one-third (1/3) of the total area of the property, or at 5,670 sf.

Because this property is not zoned exclusively for private institution, it has a potential for higher levels of development (such as developing into three residential lots). This higher level of development would constitute additional benefit to the property. Therefore, should this property develop further, this additional benefit will be taken into consideration through a development fee, which will be paid at the time the owner of the parcel chooses to develop to a higher potential.

This property also has a reduced benefit as described above in item 1 of these exceptions, so an Access Benefit Factor of one-half (0.5) will also be applied.

4. Assessor's Parcel Number 25 831 007 (Asmt No. 63) receives its service from the pole remaining at the rear of the property which will remain; therefore, it receives 0 connection benefit.

ASSESSMENT APPORTIONMENT

Each parcel will be apportioned its fair share of the costs based on the Assessed Parcel Area calculated for each property.

The individual assessment calculations are provided in the Appendix. For particulars to the Assessment Roll, reference is made to Table 1 in Part III of this report.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the special benefits that each parcel receives from the works of improvement.

DATED: September 16, 2010

HARRIS & ASSOCIATES



JOAN E COX, P.E.

R.C.E. No. 41965
ASSESSMENT ENGINEER
CITY OF SANTA BARBARA
COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF SANTA BARBARA, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was filed in my office on the ____ day of _____, 2010.

CITY CLERK
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF SANTA BARBARA, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was preliminarily approved by the City Council of the CITY OF SANTA BARBARA, CALIFORNIA, on the ____ day of _____, 2010.

CITY CLERK
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

I, _____, as CITY CLERK of the CITY OF SANTA BARBARA, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was approved and confirmed by the City Council of said City on the day of _____, 2010.

CITY CLERK
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

I, _____, as CITY ENGINEER of the CITY OF SANTA BARBARA, CALIFORNIA do hereby certify that the foregoing Assessment, together with the Diagram attached thereto, was recorded in my office on the ____ day of _____, 2010.

CITY ENGINEER
CITY OF SANTA BARBARA
STATE OF CALIFORNIA

Part IV

Annual Administrative Assessment

A proposed maximum annual administrative assessment shall be levied on each parcel of land and subdivision of land within the Assessment District to pay for necessary costs and expenses incurred by the CITY OF SANTA BARBARA, and not otherwise reimbursed, resulting from the administration and collection of assessments, from the administration or registration of any bonds and reserve or other related funds, or both. . The maximum assessment is authorized pursuant to the provisions of Section 10204(f) of the Streets and Highways Code and shall not exceed fifty dollars (\$50) per parcel per year, subject to an annual increase based on the Consumer Price Index (CPI), during the preceding year ending in January, for all Urban Consumers in the Los Angeles, Riverside, and Orange County areas. The exact amount of the administration charge will be established each year by the City Engineer. The County Tax Collector may add a charge of \$0.50 to \$1.00 per parcel per year during the repayment period, if the City elects to have the County Assessor's Office collect the assessments.

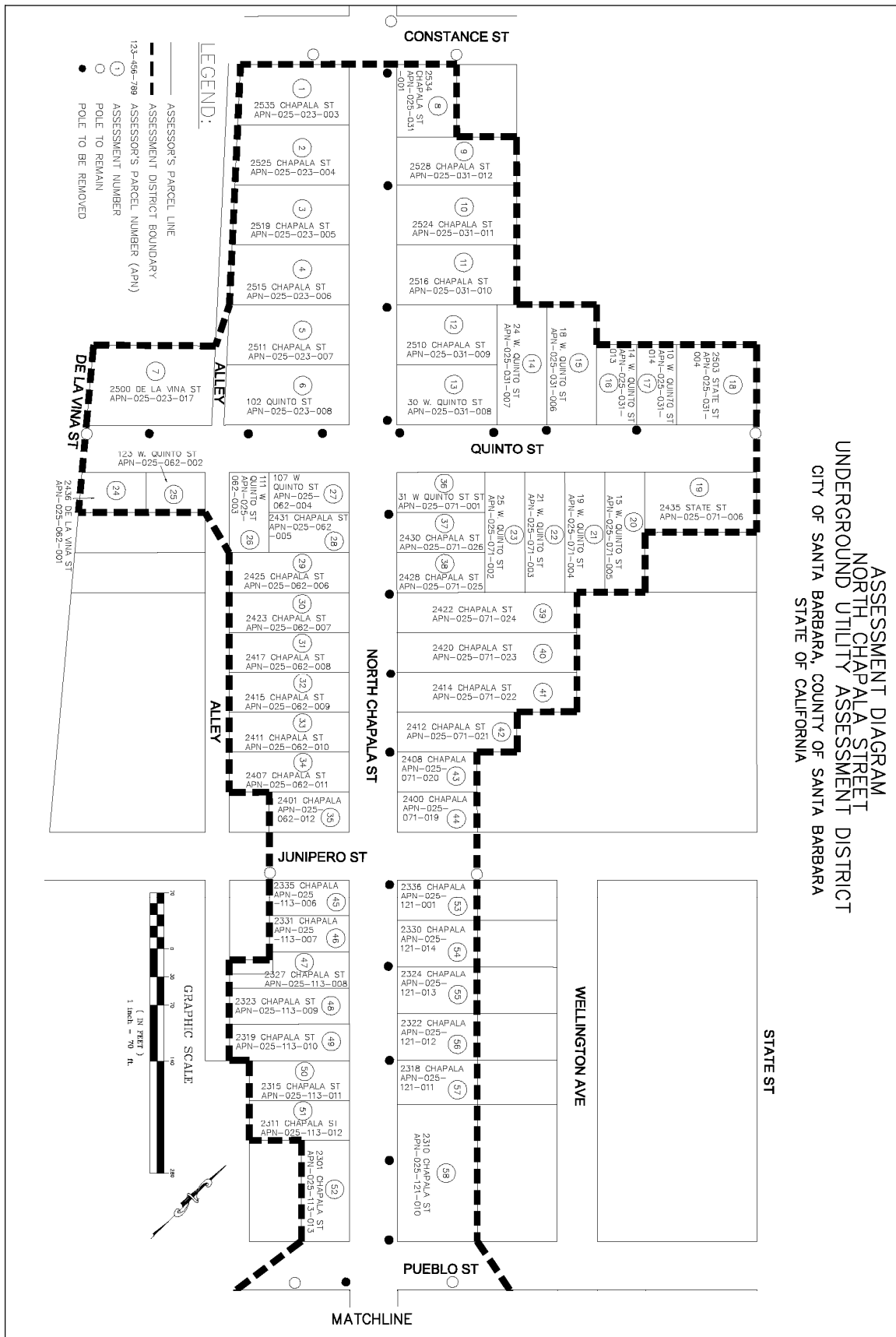
The annual administrative assessment will be collected in the same manner and in the same installments as the assessment levied to pay for the cost of the works of improvement.

Part V

Diagram of Assessment

A reduced copy of the Assessment Diagram is attached hereto. Full-sized copies of the Boundary Map and Assessment Diagram are on file in the Office of the City Clerk, of the City of Santa Barbara.

As required by the Act, the Assessment Diagram shows the exterior boundaries of the Assessment District and the assessment number assigned to each parcel of land corresponding to its number as it appears in the Assessment Roll contained in Part III Table 1. The Assessor's Parcel Number is also shown for each parcel as they existed at the time of the passage of the Resolution of Intention and reference is hereby made to the Assessor's Parcel Maps of the County of Santa Barbara for the boundaries and dimensions of each parcel of land.





Part VI Description of Facilities

Section 10100 of the Act provides for the legislative body of any municipality to finance certain capital facilities and services within or along its streets or any public way or easement. The following is a list of proposed improvements as allowed under the Act to be installed, or improved under the provisions of the Act, including the acquisition of required right-of-way and/or property. For the general location of the improvements to be constructed referenced is hereby made to the Plans and Specifications described in Part I of this report.

The following improvements are proposed to be constructed and installed in the general location referred to as Chapala Street Underground Utility Assessment District.

1. Construction of mainline underground power, telephone and cable conduit, with appurtenant manholes and pullboxes.
2. Construction of service conduit and appurtenances.
3. Removal of overhead resident service drops.
4. Removal of existing utility poles.
5. Repaving over the trenches.
6. Streetlight replacement and modernization.

The improvements have been designed by the Southern California Edison Company, Verizon and Cox Communication. The City of Santa Barbara will inspect the work to ensure conformance to City standards and specifications where applicable.

Once completed, the underground facilities will become the property and responsibility of Southern California Edison Company, Verizon, and Cox Communication.

Each owner of property located within the Assessment District will be responsible for arranging for and paying for work on his or her property necessary to connect facilities constructed by the public utilities in the public streets to the points of connection on the private property. Conversion of individual service connections on private property is not included in the work done by the Assessment District.

The estimated time for completion of the undergrounding of the utilities is 36 months after the sale of bonds. Property owners will be required to provide necessary underground connections within 120 days of the completion of the underground facilities.

Failure to convert individual service connections on private property may result in a recommendation to the City Council that the public utilities be directed to discontinue service to that property. Overhead facilities cannot be removed until all overhead service has been discontinued.

Right-of-Way Certificate

**STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA
CITY OF SANTA BARBARA**

The undersigned hereby CERTIFIES UNDER PENALTY OF PERJURY that the following is all true and correct.

That at all time herein mentioned, the undersigned was, and now is, the authorized representative of the duly appointed CITY ENGINEER of the CITY OF SANTA BARBARA, CALIFORNIA.

That there have now been instituted proceedings under the provisions of Article XIID of the California Constitution, and the "Municipal Improvements Act of 1913," being Division 12 of the Streets and Highways Code of the State of California, for the construction of certain public improvements in a special assessment district known and designated as CHAPALA STREET UNDERGROUND UTILITY ASSESSMENT DISTRICT (hereinafter referred to as the "Assessment District").

THE UNDERSIGNED STATES AND CERTIFIES AS FOLLOWS:

It is acknowledged that the proposed Works of Improvement must be located within public rights-of-way, land, or easements owned by or licensed to the CITY OF SANTA BARBARA, County of Santa Barbara, State of California, at the time of the construction of the Works of Improvement, and the undersigned hereby further certifies that all rights-of-way necessary for the Works of Improvements will be obtained and in possession of the City, County, or State prior to construction by the CITY OF SANTA BARBARA.

EXECUTED this _____ day of _____, 2010, at CITY OF SANTA BARBARA, California.

CITY ENGINEER
CITY OF SANTA BARBARA
State of California

By: _____

Certificate of Completion of Environmental Proceedings

**STATE OF CALIFORNIA
COUNTY OF SANTA BARBARA
CITY OF SANTA BARBARA**

The undersigned, under penalty of perjury, CERTIFIES as follows:

1. That I am the person who authorized to prepare and process all environmental documentation as needed as it relates to the formation of the special Assessment District being formed pursuant to the provisions of the "Municipal Improvement Act of 1913" being Division 12 of the Streets and Highways Code of the State of California, said special Assessment District known and designated as CHAPALA STREET UNDERGROUND UTILITY ASSESSMENT DISTRICT (hereinafter referred to as the "Assessment District").

2. The specific environmental proceedings relating to this Assessment District that have been completed are as follows:

CEQA compliance review:

The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA (replacement or reconstructions).

3. I do hereby certify that all environmental evaluation proceedings necessary for the formation of the Assessment District have been completed to my satisfaction, and that no further environmental proceedings are necessary.

EXECUTED this _____ day of _____, 2010, at CITY OF SANTA BARBARA, California.

By: _____

CITY OF SANTA BARBARA
STATE OF CALIFORNIA

Property Address	Asmt No.	Assessor's	Parcel	Access	Connection			Total	Assessed	Estimated	100%
		Parcel Number	Size (sf) Rounded	Benefit Factor	+	Benefit Factor	÷ 1.5 =	Benefit Factor	Parcel Area	Total Assessment	
2535 CHAPALA ST	1	25023003	10,340	0.75	+	0.50	÷ 1.5 =	0.83	8,617	\$44,930.23	\$37,966.04
2525 CHAPALA ST	2	25023004	10,610	1.00	+	0.50	÷ 1.5 =	1.00	10,610	\$55,322.01	\$46,747.10
2519 CHAPALA ST	3	25023005	10,860	1.00	+	0.50	÷ 1.5 =	1.00	10,860	\$56,625.54	\$47,848.58
2515 CHAPALA ST	4	25023006	11,080	1.00	+	0.50	÷ 1.5 =	1.00	11,080	\$57,772.65	\$48,817.89
2511 CHAPALA ST	5	25023007	11,350	1.00	+	0.50	÷ 1.5 =	1.00	11,350	\$59,180.47	\$50,007.50
102 W QUINTO ST	6	25023008	11,630	1.00	+	0.50	÷ 1.5 =	1.00	11,630	\$60,640.43	\$51,241.16
2500 DE LA VINA ST	7	25023017	15,460	0.50	+	0.50	÷ 1.5 =	0.67	10,307	\$53,742.12	\$45,412.09
2534 CHAPALA ST	8	25031001	6,760	0.50	+	0.50	÷ 1.5 =	0.67	4,507	\$23,500.12	\$19,857.60
2528 CHAPALA ST	9	25031012	9,000	1.00	+	0.50	÷ 1.5 =	1.00	9,000	\$46,927.25	\$39,653.53
2524 CHAPALA ST	10	25031011	11,250	1.00	+	0.50	÷ 1.5 =	1.00	11,250	\$58,659.06	\$49,566.91
2516 CHAPALA ST	11	25031010	11,250	1.00	+	0.50	÷ 1.5 =	1.00	11,250	\$58,659.06	\$49,566.91
2510 CHAPALA ST	12	25031009	9,380	1.00	+	0.50	÷ 1.5 =	1.00	9,380	\$48,908.62	\$41,327.78
30 W QUINTO ST	13	25031008	9,380	1.00	+	0.50	÷ 1.5 =	1.00	9,380	\$48,908.62	\$41,327.78
24 W QUINTO ST	14	25031007	9,380	1.00	+	0.50	÷ 1.5 =	1.00	9,380	\$48,908.62	\$41,327.78
18 W QUINTO ST	15	25031006	9,380	1.00	+	0.50	÷ 1.5 =	1.00	9,380	\$48,908.62	\$41,327.78
14 W QUINTO ST	16	25031013	5,000	1.00	+	0.50	÷ 1.5 =	1.00	5,000	\$26,070.69	\$22,029.73
10 W QUINTO ST	17	25031014	5,000	1.00	+	0.50	÷ 1.5 =	1.00	5,000	\$26,070.69	\$22,029.73
2503 STATE ST	18	25031004	10,000	0.50	+	0.50	÷ 1.5 =	0.67	6,667	\$34,762.66	\$29,374.45
2435 STATE ST	19	25071006	10,500	0.50	+	0.50	÷ 1.5 =	0.67	7,000	\$36,498.97	\$30,841.63
15 W QUINTO ST	20	25071005	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
19 W QUINTO ST	21	25071004	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
21 W QUINTO ST	22	25071003	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
25 W QUINTO ST	23	25071002	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2436 DE LA VINA ST	24	25062001	4,160	0.50	+	0.50	÷ 1.5 =	0.67	2,773	\$14,458.81	\$12,217.70
123 W QUINTO ST	25	25062002	3,730	1.00	+	0.50	÷ 1.5 =	1.00	3,730	\$19,448.74	\$16,434.19
111 W QUINTO ST	26	25062003	5,000	1.00	+	0.50	÷ 1.5 =	1.00	5,000	\$26,070.69	\$22,029.73
107 W QUINTO ST	27	25062004	5,000	1.00	+	0.50	÷ 1.5 =	1.00	5,000	\$26,070.69	\$22,029.73
2431 CHAPALA ST	28	25062005	5,000	1.00	+	0.50	÷ 1.5 =	1.00	5,000	\$26,070.69	\$22,029.73
2425 CHAPALA ST	29	25062006	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2423 CHAPALA ST	30	25062007	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2417 CHAPALA ST	31	25062008	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2415 CHAPALA ST	32	25062009	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2411 CHAPALA ST	33	25062010	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2407 CHAPALA ST	34	25062011	7,500	1.00	+	0.50	÷ 1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2401 CHAPALA ST	35	25062012	5,000	0.75	+	0.50	÷ 1.5 =	0.83	4,167	\$21,727.31	\$18,359.58
31 W QUINTO ST	36	25071001	5,500	1.00	+	0.50	÷ 1.5 =	1.00	5,500	\$28,677.76	\$24,232.71

Property Address	Assmt	Assessor's	Parcel	Access	Connection					Assessed	Estimated	100% Payoff Amt
	No.	Parcel Number	Size (sf) Rounded	Benefit Factor	+	Benefit Factor	÷	1.5 =	Benefit Factor	Parcel Area	Total Assessment	
2430 CHAPALA ST	37	25071026	5,500	1.00	+	0.50	÷	1.5 =	1.00	5,500	\$28,677.76	\$24,232.71
2428 CHAPALA ST	38	25071025	5,500	1.00	+	0.50	÷	1.5 =	1.00	5,500	\$28,677.76	\$24,232.71
2422 CHAPALA ST	39	25071024	11,250	1.00	+	0.50	÷	1.5 =	1.00	11,250	\$58,659.06	\$49,566.91
2420 CHAPALA ST	40	25071023	11,250	1.00	+	0.50	÷	1.5 =	1.00	11,250	\$58,659.06	\$49,566.91
2414 CHAPALA ST	41	25071022	11,250	1.00	+	0.50	÷	1.5 =	1.00	11,250	\$58,659.06	\$49,566.91
2412 CHAPALA ST	42	25071021	7,500	1.00	+	0.50	÷	1.5 =	1.00	7,500	\$39,106.04	\$33,044.60
2408 CHAPALA ST	43	25071020	5,000	1.00	+	0.50	÷	1.5 =	1.00	5,000	\$26,070.69	\$22,029.73
2400 CHAPALA ST	44	25071019	5,000	0.50	+	0.50	÷	1.5 =	0.67	3,333	\$17,378.72	\$14,685.02
2335 CHAPALA ST	45	25113006	4,500	0.50	+	0.50	÷	1.5 =	0.67	3,000	\$15,642.42	\$13,217.85
2331 CHAPALA ST	46	25113007	5,490	1.00	+	0.50	÷	1.5 =	1.00	5,490	\$28,625.62	\$24,188.65
2327 CHAPALA ST	47	25113008	5,270	1.00	+	0.50	÷	1.5 =	1.00	5,270	\$27,478.51	\$23,219.34
2323 CHAPALA ST	48	25113009	6,750	1.00	+	0.50	÷	1.5 =	1.00	6,750	\$35,195.43	\$29,740.14
2319 CHAPALA ST	49	25113010	6,750	1.00	+	0.50	÷	1.5 =	1.00	6,750	\$35,195.43	\$29,740.14
2315 CHAPALA ST	50	25113011	6,250	1.00	+	0.50	÷	1.5 =	1.00	6,250	\$32,588.37	\$27,537.17
2311 CHAPALA ST	51	25113012	6,250	1.00	+	0.50	÷	1.5 =	1.00	6,250	\$32,588.37	\$27,537.17
2301 CHAPALA ST	52	25113013	7,500	0.75	+	0.50	÷	1.5 =	0.83	6,250	\$32,588.37	\$27,537.17
2336 CHAPALA ST	53	25121001	5,110	0.50	+	0.50	÷	1.5 =	0.67	3,407	\$17,764.57	\$15,011.06
2330 CHAPALA ST	54	25121014	5,800	1.00	+	0.50	÷	1.5 =	1.00	5,800	\$30,242.00	\$25,554.49
2324 CHAPALA ST	55	25121013	5,800	1.00	+	0.50	÷	1.5 =	1.00	5,800	\$30,242.00	\$25,554.49
2322 CHAPALA ST	56	25121012	5,800	1.00	+	0.50	÷	1.5 =	1.00	5,800	\$30,242.00	\$25,554.49
2318 CHAPALA ST	57	25121011	5,500	1.00	+	0.50	÷	1.5 =	1.00	5,500	\$28,677.76	\$24,232.71
2310 CHAPALA ST	58	25121010	5,670	0.50	+	0.50	÷	1.5 =	0.67	3,780	\$19,709.44	\$16,654.48
2235 CHAPALA ST	59	25183003	7,000	0.50	+	0.50	÷	1.5 =	0.67	4,667	\$24,334.38	\$20,562.55
2229 CHAPALA ST	60	25183004	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63
2225 CHAPALA ST	61	25183005	13,280	1.00	+	0.50	÷	1.5 =	1.00	13,280	\$69,243.76	\$58,510.98
2219 CHAPALA ST	62	25183006	11,330	1.00	+	0.50	÷	1.5 =	1.00	11,330	\$59,076.19	\$49,919.38
2215 CHAPALA ST	63	25183007	10,450	0.75	+	0.00	÷	1.5 =	0.50	5,225	\$27,243.87	\$23,021.07
2209 CHAPALA ST	64	25183009	9,490	0.50	+	0.50	÷	1.5 =	0.67	6,327	\$32,989.85	\$27,876.42
2203 CHAPALA ST	65	25183010	6,430	0.75	+	0.50	÷	1.5 =	0.83	5,358	\$27,937.35	\$23,607.06
2234 CHAPALA ST	66	25191001	7,000	0.50	+	0.50	÷	1.5 =	0.67	4,667	\$24,334.38	\$20,562.55
2232 CHAPALA ST	67	25191027	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63
2228 CHAPALA ST	68	25191026	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63
2226 CHAPALA ST	69	25191025	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63
2224 CHAPALA ST	70	25191024	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63
2216 CHAPALA ST	71	25191023	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63
2212 CHAPALA ST	72	25191022	7,000	1.00	+	0.50	÷	1.5 =	1.00	7,000	\$36,498.97	\$30,841.63

Property Address	Asmt No.	Assessor's Parcel Number	Parcel Size (sf) Rounded	Access Benefit Factor	Connection + Benefit Factor	÷ 1.5 =	Benefit Factor	Assessed Parcel Area	Estimated Total Assessment	100% Payoff Amt
2208 CHAPALA ST	73	25191021	7,000	1.00	+	0.50	÷ 1.5 = 1.00	7,000	\$36,498.97	\$30,841.63
30 W LOS OLIVOS ST	74	25191020	7,000	1.00	+	0.50	÷ 1.5 = 1.00	7,000	\$36,498.97	\$30,841.63
22 W LOS OLIVOS ST	75	25191019	7,650	1.00	+	0.50	÷ 1.5 = 1.00	7,650	\$39,888.16	\$33,705.50
2211 LAS ROSAS LN	76	25191018	5,950	1.00	+	0.50	÷ 1.5 = 1.00	5,950	\$31,024.12	\$26,215.38
2215 LAS ROSAS LN	77	25191017	5,950	1.00	+	0.50	÷ 1.5 = 1.00	5,950	\$31,024.12	\$26,215.38
2229 LAS ROSAS LN	78	25191016	5,950	1.00	+	0.50	÷ 1.5 = 1.00	5,950	\$31,024.12	\$26,215.38
2222 LAS ROSAS LN	79	25191015	5,950	1.00	+	0.50	÷ 1.5 = 1.00	5,950	\$31,024.12	\$26,215.38
2220 LAS ROSAS LN	80	25191014	5,950	1.00	+	0.50	÷ 1.5 = 1.00	5,950	\$31,024.12	\$26,215.38
2210 LAS ROSAS LN	81	25191013	6,380	1.00	+	0.50	÷ 1.5 = 1.00	6,380	\$33,266.20	\$28,109.94
16 W LOS OLIVOS ST	82	25191012	7,230	0.50	+	0.50	÷ 1.5 = 0.67	4,820	\$25,132.15	\$21,236.67
15 W LOS OLIVOS ST	83	25241006	4,500	0.50	+	0.50	÷ 1.5 = 0.67	3,000	\$15,642.42	\$13,217.85
19 W LOS OLIVOS ST	84	25241031	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
21 W LOS OLIVOS ST	85	25241003	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
25 W LOS OLIVOS ST	86	25241002	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2135 CHAPALA ST	87	25233005	5,400	0.50	+	0.50	÷ 1.5 = 0.67	3,600	\$18,770.90	\$15,861.41
2131 CHAPALA ST	88	25233006	5,400	1.00	+	0.50	÷ 1.5 = 1.00	5,400	\$28,156.35	\$23,792.12
2125 CHAPALA ST	89	25233007	7,780	1.00	+	0.50	÷ 1.5 = 1.00	7,780	\$40,566.00	\$34,278.27
2121 CHAPALA ST	90	25233008	10,580	1.00	+	0.50	÷ 1.5 = 1.00	10,580	\$55,165.58	\$46,614.91
2117 CHAPALA ST	91	25233009	10,630	1.00	+	0.50	÷ 1.5 = 1.00	10,630	\$55,426.29	\$46,835.21
2111 CHAPALA ST	92	25233010	7,000	1.00	+	0.50	÷ 1.5 = 1.00	7,000	\$36,498.97	\$30,841.63
2109 CHAPALA ST	93	25233011	7,710	1.00	+	0.50	÷ 1.5 = 1.00	7,710	\$40,201.01	\$33,969.85
2105 CHAPALA ST	94	25233012	7,750	1.00	+	0.50	÷ 1.5 = 1.00	7,750	\$40,409.57	\$34,146.09
2101 CHAPALA ST	95	25233013	7,850	0.50	+	0.50	÷ 1.5 = 0.67	5,233	\$27,285.59	\$23,056.32
35 W LOS OLIVOS ST	96	25241001	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2130 CHAPALA ST	97	25241030	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2128 CHAPALA ST	98	25241029	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2122 CHAPALA ST	99	25241028	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
26 AMERICAN AVE	100	25241027	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
22 AMERICAN AVE	101	25241026	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
20 AMERICAN AVE	102	25241025	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
19 AMERICAN AVE	103	25241024	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
21 AMERICAN AVE	104	25241023	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
25 AMERICAN AVE	105	25241022	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2116 CHAPALA ST	106	25241021	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2112 CHAPALA ST	107	25241020	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73
2108 CHAPALA ST	108	25241019	5,000	1.00	+	0.50	÷ 1.5 = 1.00	5,000	\$26,070.69	\$22,029.73

Property Address	Assmt	Assessor's	Parcel	Access	Connection					Assessed	Estimated	100%	
	No.	Parcel	Size (sf)	Benefit	+	Benefit	÷	1.5	=	Benefit	Parcel		Total
		Number	Rounded	Factor		Factor				Factor	Area	Assessment	Payoff Amt
28 PADRE ST	109	25241018	5,000	0.50	+	0.50	÷	1.5	=	0.67	3,333	\$17,378.72	\$14,685.02
2033 CHAPALA ST	110	25302003	5,530	0.50	+	0.50	÷	1.5	=	0.67	3,687	\$19,224.53	\$16,244.73
2031 CHAPALA ST	111	25302004	6,750	1.00	+	0.50	÷	1.5	=	1.00	6,750	\$35,195.43	\$29,740.14
2023 CHAPALA ST	112	25302005	11,090	1.00	+	0.50	÷	1.5	=	1.00	11,090	\$57,824.80	\$48,861.96
2021 CHAPALA ST	113	25302006	11,030	1.00	+	0.50	÷	1.5	=	1.00	11,030	\$57,511.95	\$48,597.60
2017 CHAPALA ST	114	25302007	10,950	1.00	+	0.50	÷	1.5	=	1.00	10,950	\$57,094.82	\$48,245.12
2015 CHAPALA ST	115	25302008	11,040	1.00	+	0.50	÷	1.5	=	1.00	11,040	\$57,564.09	\$48,641.66
2009 CHAPALA ST	116	25302009	3,160	1.00	+	0.50	÷	1.5	=	1.00	3,160	\$16,476.68	\$13,922.79
102 W MISSION ST	117	25302010	4,740	0.50	+	0.50	÷	1.5	=	0.67	3,160	\$16,476.68	\$13,922.79
35 PADRE ST	118	25311001	5,000	0.50	+	0.50	÷	1.5	=	0.67	3,333	\$17,378.72	\$14,685.02
2032 CHAPALA ST	119	25311022	5,000	1.00	+	0.50	÷	1.5	=	1.00	5,000	\$26,070.69	\$22,029.73
2028 CHAPALA ST	120	25570001	4,060	1.00	+	0.50	÷	1.5	=	1.00	4,060	\$21,169.40	\$17,888.14
2028 CHAPALA ST	121	25570002	4,060	1.00	+	0.50	÷	1.5	=	1.00	4,060	\$21,169.40	\$17,888.14
2020 CHAPALA	122	25311023	22,050	1.00	+	0.50	÷	1.5	=	1.00	22,050	\$114,971.81	\$97,151.26
2012 CHAPALA ST	123	25311018	3,350	1.00	+	0.50	÷	1.5	=	1.00	3,350	\$17,467.36	\$14,759.92
34 W MISSION ST	124	25311017	6,750	0.50	+	0.50	÷	1.5	=	0.67	4,500	\$23,463.62	\$19,826.76
											836,188	\$4,360,000.00	\$3,684,203.00